



6 Marguerite Road, Lowman Park, TIVERTON, EX16 6TD

Price £400,000

Council Tax: D     Freehold

- **FOUR BEDROOM DETACHED**
- **SPACIOUS FAMILY HOME**
- **LOUNGE & DINING ROOM WITH CONSERVATORY**
- **KITCHEN/BREAKFAST ROOM**
- **CLOAKROOM, FAMILY BATHROOM & EN SUITE SHOWER ROOM**
- **ATTACHED GARAGE**
- **PLEASANT REAR GARDEN**
- **GENEROUS FRONT GARDEN WITH DRIVE**
- **WALK TO SHOPS, SERVICES & SCHOOLS**
- **EASY REACH OF TOWN OR MAINLINE STATION**

Situated in the highly sought-after Marguerite Road, off Lea Road in Tiverton, this four-bedroom detached family home with conservatory and attached garage presents an excellent opportunity for those looking to create their dream home. While the property is in need of some redecoration, it boasts spacious accommodation and is ready for a buyer to put their own personal touch on it.

Upon approaching the property, you are welcomed by a canopy entrance porch that leads into a generous entrance hall, complete with storage cupboards. The ground floor features two reception rooms, including a light and airy lounge that flows seamlessly into a dining room. From here, patio doors open into a large conservatory, perfect for enjoying the garden views. The kitchen/breakfast room is conveniently located nearby, making it ideal for family gatherings and entertaining.

The first floor comprises a well-appointed master bedroom with an en-suite shower room, alongside two double bedrooms and two additional large single bedrooms that can easily serve as small doubles. A family bathroom with a storage cupboard completes the upper level.

Outside, the rear garden is predominantly laid to lawn, featuring a spacious patio area that connects to the conservatory, kitchen and rear of garage, providing a lovely space for outdoor relaxation. The front of the property boasts a generous lawn area and a driveway leading to the garage, ensuring ample off-road parking.

Marguerite Road is perfectly positioned close to local shops, restaurants, and essential services. Public transport is conveniently located opposite the road entrance, with the North Devon Link Road nearby, offering easy access to Parkway mainline station to Paddington, London, and Exeter City Airport. This property is a fantastic opportunity for families or individuals seeking a spacious home in a desirable location.



Property Information  
Improvement 30th  
November 2022 -  
Schiedel Chimney  
Systems: Tecnoflex Plus  
316L with Descriptor  
Install a flue liner  
Installation of Combi  
Boiler - Friday 01 Nov  
2019

Mobile (based on calls  
indoors)  
Mobile Phone coverage -  
Vodafone, EE, O2, Three  
Broadband (estimated  
speeds) Standard 7 mbps,  
Superfast 80 mbps,  
Ultrafast TBC  
Mains Water and Sewage  
Mains Electric and Gas  
Supply with Combi Boiler  
servicing hot water and  
heating

What3Words  
Find the property using  
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Agent Information  
VIEWINGS Strictly by  
appointment with the  
award winning estate  
agents, Diamond Estate  
Agents

If there is any point, which  
is of particular importance

to you with regard to this  
property then we advise  
you to contact us to check  
this and the availability and  
make an appointment to  
view before travelling any  
distance.

PLEASE NOTE Our  
business is supervised by  
HMRC for anti-money  
laundering purposes. If you  
make an offer to purchase  
a property and your offer  
is successful, you will need  
to meet the approval  
requirements covered  
under the Money  
Laundering, Terrorist  
Financing and Transfer of  
Funds (Information on the  
Payer) Regulations 2017.  
To satisfy our obligations,  
Diamond Estate Agents  
have to undertake  
automated ID verification,  
AML compliance and  
source of funds checks. As  
from 1st May, 2024 there  
will be a charge of £10 per  
person to make these  
checks.

We may refer buyers and  
sellers through our  
conveyancing panel. It is

your decision whether you  
choose to use this service.  
Should you decide to use  
any of these services that  
we may receive an average  
referral fee of £100 for  
recommending you to  
them. As we provide a  
regular supply of work,  
you benefit from a  
competitive price on a no  
purchase, no fee basis.  
(excluding disbursements).

We also refer buyers and  
sellers to The Levels  
Financial Services. It is  
your decision whether you  
choose to use their  
services. Should you  
decide to use any of their  
services you should be  
aware that we would  
receive an average referral  
fee of £200 from them for  
recommending you to  
them.

You are not under any  
obligation to use the  
services of any of the  
recommended providers,  
though should you accept  
our recommendation the  
provider is expected to  
pay us the corresponding  
Referral Fee.

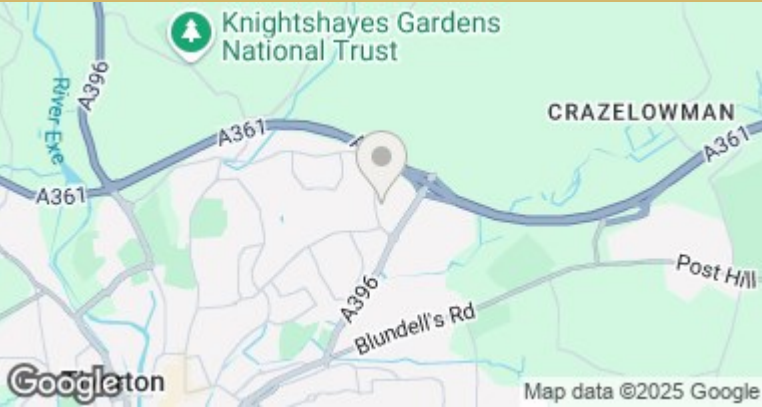






| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>83</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>70</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

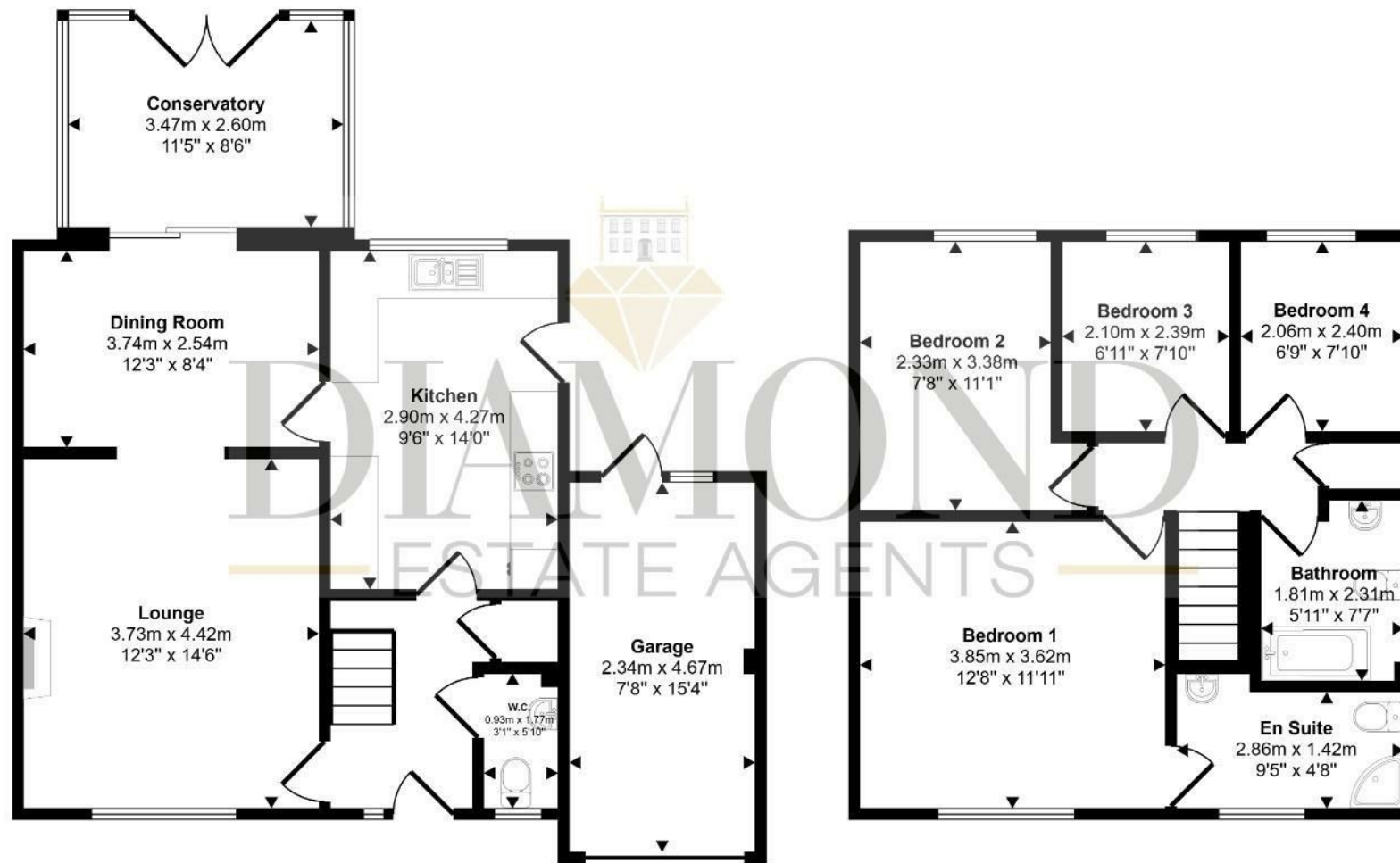
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



Approx Gross Internal Area  
118 sq m / 1274 sq ft



**Ground Floor**  
Approx 69 sq m / 748 sq ft

**First Floor**  
Approx 49 sq m / 526 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.